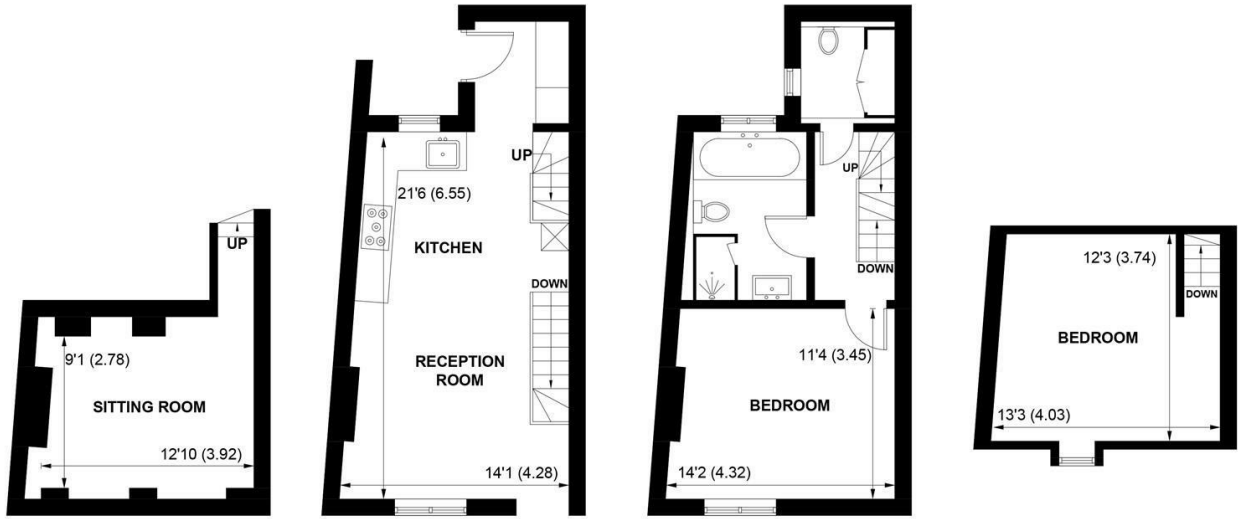
Sims Williams

1, ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP



LOWER GROUND FLOOR | GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 953 SQ FT / 88.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

OIEO £450,000 Freehold

1, ORCHARD PLACE,
ARUNDEL,
WEST SUSSEX, BN18 9BP

- Charming End of Terrace Cottage
- Beautifully Presented Throughout
- Bespoke Fitted Kitchen/Breakfast Room
- Principal Bedroom with Fitted Wardrobe
- Living Room with Feature Fireplace
- Further Double Bedroom
- Family Bathroom
- Far Reaching views
- No Onward Chain

EPC RATING

Current = E
Potential = E

COUNCIL TAX BAND

Band = D

A beautifully presented end-of-terrace two-bedroom cottage, set over three floors, with stunning views across Arundel town and its iconic Cathedral.

This charming home combines period character with modern comfort and features a delightful courtyard garden.

The front door opens into a bright and inviting open-plan kitchen/dining/family room, with wooden flooring throughout and a feature fireplace. The well-appointed kitchen boasts quartz worktops, integrated dishwasher, fridge, freezer, and space for free standing Range Cooker. From here, a rear kitchen area provides access to the enclosed courtyard garden. Stairs lead down to the lower ground floor, where a cosy sitting room can be found.

On the first floor, you'll find the spacious principal bedroom with fitted wardrobes and a feature fireplace, along with a modern family bathroom complete with bath, walk-in shower, wash basin, and W.C., plus a separate cloakroom/utility room.

The second floor is home to another generous double bedroom, enjoying far-reaching views across Arundel.

Externally, the property benefits from a charming paved courtyard with side access onto King Street, ideal for low-maintenance outdoor living.

Directions

From the office at the bottom of the high street take the second left onto Maltravers Street. Proceed along Maltravers Street, take the second right up King Street and a further right into Orchard Place. The property will be found on the corner.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract